

				Certified: 40-49 points		Silver: 50-59 points		Gold: 60-79 points		Platinum: 80+ points		
Possible	Prerequisite	Certified	Silver									
110	43	53		(Potential for Certification)				Requirements / Recommendations		Status		
				Sustainable Sites (SS)								
	●	○	○	Prereq 1	Construction Pollution Prevention				Inherent to project - Required by District Code			
1	1	1		Credit 1	Site Selection				Inherent to project			
5	5	5		Credit 2	Development Density & Community Connectivity				Site is previously developed and meets following criteria: 1) within 1/2 mile of a residential zone or neighborhood with an average density of 10 units per acre net, 2) within 1/2 mile of at least 10 basic services (examples of basic services are banks, dry cleaners, places of worship, fire stations, senior care facilities, parks, hardware stores, restaurants, etc.) and 3) with pedestrian access between the building and the services			
1				Credit 3	Brownfield Redevelopment				Review Phase II Environmental Site Assessment to determine whether		Possible credit	
					Alternative Transportation							
6	6	6		Credit 4.1	Public Transportation Access				Site is within 1/2 mile of existing WMATA Metro station		Inherent to project	
1	1	1		Credit 4.2	Bicycle Storage and Changing Rooms				Project will exceed minimum for providing residential bicycle storage.		Easy to achieve with minimal additional cost impacts	
3	3	3		Credit 4.3	Low Emitting & Fuel Efficient Vehicles				Provide preferred parking for hybrid vehicles for 5% of total parking capacity and/or electric hybrid plug-in recharging stations for 3% of total parking capacity		Easy to achieve with little if any additional cost impacts	
2				Credit 4.4	Parking Capacity				Parking capacity is planned at the minimum determined by Zoning		Easy to achieve with little if any additional cost impacts	
					Site Development							
1				Credit 5.1	Protect or Restore Habitat				Provide native/adaptable vegetation for 50% of site area		Easy to achieve with little if any additional cost impacts	
1	1	1		Credit 5.2	Maximize Open Space				Provide vegetated open space for 25% of site area		Inherent to project	
					Stormwater Design:							
1	1	1		Credit 6.1	Quantity Control						Inherent to project - Required by District Code	
1	1	1		Credit 6.2	Quality Control							
					Heat Island Effect:							
1	1	1		Credit 7.1	Non-Roof				More than 50% of parking is below grade		Inherent to project	
1	1	1		Credit 7.2	Roof				Provide green roof for 50% of site area or combination of green roof and reflective Energy Star certified roofing for 75% of roof. Proposed building code may require compliance.		Easy to achieve with minimal additional cost impacts / Partially required by code	
1				Credit 8	Light Pollution Reduction							
				Water Efficiency (WE)								
	●	○	○	Prereq 1	Water Use Reduction (20%)							

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Possible	Prerequisite	Certified	Silver				1
110	43	53		(Potential for Certification)			
				Requirements / Recommendations			Status
				Water Efficient Landscaping			
2	2	2		Credit 1.1	Reduce by 50%	Reduce irrigation requirements to minimum	Easy to achieve with little if any additional cost impacts
2				Credit 1.2	No Potable Use or No Irrigation	No irrigation, or use captured storm water or condensation	Moderately easy with some additional cost impacts
2				Credit 2	Innovative Wastewater Technologies	Discuss greywater system for toilets	Moderately easy with some additional cost impacts
				Water Use Reduction			
2	2	2		Credit 3.1	30% Reduction	Specify water-saving fixtures (Dual flush toilets, lavatory aerators, low-flow shower fixtures)	Moderately easy with some additional cost impacts
1				Credit 3.2	35% Reduction		
1				Credit 3.3	40% Reduction		
				Energy & Atmosphere (EA)			
	●	○	○	Prereq 1	Fundamental Commissioning		costs approximately \$50,000 to \$75,000 to complete process and fill appropriate paperwork
	●	○	○	Prereq 2	Minimum Energy Performance (10%)		The credits associated with this section require both additional documentation fees and MEP design fees above and beyond a non-certified project, and these additional fees range between \$40,000 and \$80,000. Some of the credits in this section are likely to be required by the newly adopted building code.
	●	○	○	Prereq 3	Fundamental Refrigerant Management		
				Optimize Energy Performance			
1			1	Credit 1.01	12.0%	Recommend feasibility analysis to study alternate mechanical systems for the project. Residential class split system is very unlikely to meet the minimum requirements. Recommend study of hydronic heat pump system and VRV system (Mitsubishi City-Multi or similar). Study whether geothermal can be used in lieu of rooftop equipment whether whole or in part. Recommend central hot water for energy savings, and direct vent to exterior to eliminate fans under continuous operation.	
1			1	Credit 1.02	14.0%		
1			1	Credit 1.03	16.0%		
1				Credit 1.04	18.0%		
1				Credit 1.05	20.0%		
1				Credit 1.06	22.0%		
1				Credit 1.07	24.0%		
1				Credit 1.08	26.0%		
1				Credit 1.09	28.0%		
1				Credit 1.10	30.0%		
1				Credit 1.11	32.0%		
1				Credit 1.12	34.0%		
1				Credit 1.13	36.0%		
1				Credit 1.14	38.0%		
1				Credit 1.15	40.0%		
1				Credit 1.16	42.0%		
1				Credit 1.17	44.0%		
1				Credit 1.18	46.0%		
1				Credit 1.19	48.0%		

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Possible	Prerequisite	Certified	Silver								
110	43	53		(Potential for Certification)		Requirements / Recommendations		Status			
					On-Site Renewable Energy						
1				Credit 2.1	1.0%	Proposed building code will require infrastructure to support future renewable power generation at minimum. Discuss whether implementation of wind or solar would be desired					
1				Credit 2.2	3.0%						
1				Credit 2.3	5.0%						
1				Credit 2.4	7.0%						
1				Credit 2.5	9.0%						
1				Credit 2.6	11.0%						
1				Credit 2.7	13.0%						
2			2	Credit 3	Enhanced Commissioning	Obtain proposal for services to evaluate		costs approximately \$30,000 to complete process and fill appropriate paperwork			
2		2	2	Credit 4	Enhanced Refrigerant Management	Specify R410a refrigerant		Moderately easy with some additional cost impacts			
3				Credit 5	Measurement & Verification	If central system, include BAS with energy use monitoring and reporting services		Potential cost premiums to comply, water sub metering would need to occur			
2		2	2	Credit 6	Green Power	Credit can be obtained by contract agreement with utility provider. Decision may be delayed until late in construction period		Moderately easy with some additional cost impacts especially for a developer who intend to manage the building after construction			
				Materials & Resources (MR)							
	●	○	○	Prereq 1	Storage & Collection of Recyclables			Inherent to project - Required by District Code			
					Building Re-Use	N/A		NA			
1				Credit 1.1	Maintain 55% of Existing Walls, Floors & Roof						
1				Credit 1.2	Maintain 75% of Existing Walls, Floors & Roof						
1				Credit 1.3	Maintain 95% of Existing Walls, Floors & Roof						
1				Credit 1.4	Maintain 50% of Interior Non-Structural Elements						
				Construction Waste Management							
1			1	Credit 2.1	Divert 50% from Disposal	Recommend use of waste management company for hauling, recycling and reporting. Recent projects are exceeding 75% by large margins		Moderately easy with some additional cost impacts			
1				Credit 2.2	Divert 75% from Disposal			Moderately easy with some additional cost impacts			
					Materials Re-Use	N/A		N/A			
1				Credit 3.1	5%						
1				Credit 3.2	10%						

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Possible	Prerequisite	Certified	Silver								
110	43	53		(Potential for Certification)		Requirements / Recommendations		Status			
				Recycled Content							
1			1	Credit 4.1	10% (post-consumer + 1/2 pre-consumer)	Specify 100% recycled GWB. 100% recycled GWB is available from production facilities in MD and PA		Moderately easy with some additional cost impacts			
1				Credit 4.2	20% (post-consumer + 1/2 pre-consumer)			Moderately easy with some additional cost impacts			
				Regional Materials							
1		1	1	Credit 5.1	10% Extracted, Processed & Manufactured	Specify masonry products from local manufacturers. 100% recycled GWB from local plants will also assist in achieving credits		Moderately easy with some additional cost impacts			
1				Credit 5.2	20% Extracted, Processed & Manufactured			Moderately easy with some additional cost impacts			
1			1	Credit 6	Rapidly Renewable Materials	Residential flooring and cabinetry are large budget items. Determine if both can be specified to meet minimum req.		Difficult with definite additional cost premiums to comply			
1				Credit 7	Certified Wood	Determine if framing, doors, flooring and cabinetry can meet requirements. Will need to work with contractor to ensure availability		Difficult with definite additional cost premiums to comply			
				Indoor Environmental Quality (EQ)							
	●	○	○	Prereq 1	Minimum IAQ Performance			Required by District Code			
	●	○	○	Prereq 2	Environmental Tobacco Smoke Control	Provide management policy to disallow smoking across entire building (including apartments and terraces) and within 25 feet of building entrances and openings, or specify blower door testing procedure		Choice by Owner - Easily done by establishing a no smoking policy. More difficultly achieved by providing a blower door testing procedure to be performed in lieu of establishing a non-smoking policy			
1				Credit 1	Outdoor Air Delivery Monitoring	Provide CO2 monitoring for public/common indoor amenities, lobby, and management suite. Residential units can be 100% naturally ventilated		Moderately easy with some additional cost impacts			
1		1	1	Credit 2	Increased Ventilation						
				Construction IAQ Management Plan							
1				Credit 3.1	During Construction	IAQ management plan, protect materials stored on site from moisture damage, and either disallow use of permanent HVAC system during construction or use min MERV 8 filters at each return grille		Moderately easy with some additional cost impacts			
1			1	Credit 3.2	Before Occupancy	Can specify air testing (option 2)		Moderately easy with some additional cost impacts			
				Low Emitting Materials							
1		1	1	Credit 4.1	Adhesives & Sealants			Easy to achieve with minimal additional cost impacts			
1		1	1	Credit 4.2	Paints & Coatings			Easy to achieve with minimal additional cost impacts			
1		1	1	Credit 4.3	Carpet Systems			Easy to achieve with minimal additional cost impacts			

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Possible	Prerequisite	Certified	Silver			
110	43	53		(Potential for Certification)	Requirements / Recommendations	Status
1				Credit 4.4 Composite Wood & Agrifiber Products	Include requirements in specifications. Composite wood may be difficult depending on supplier for residential millwork	Easy to achieve with minimal additional cost impacts
1				Credit 5 Indoor Chemical & Pollutant Source Control	Seal partitions where required and provide direct ventilation	Moderately easy with some additional cost impacts
				Controllability of Systems		
1		1	1	Credit 6.1 Lighting	Residential use meets requirements as a necessity of design	Inherent to project
1		1	1	Credit 6.2 Thermal Comfort		Inherent to project
				Thermal Comfort		
1			1	Credit 7.1 Design	ASHRAE 55-2004 - Review with MEP consultant	Difficult and with definite additional cost impacts, but will likely be partially required by code
1				Credit 7.2 Verification	Develop thermal comfort survey and corrective action procedure	Moderately easy with some additional cost impacts
				Daylight & Views		
1				Credit 8.1 Daylight 75% of Spaces	Will require review after approval of residential unit plans. Typically, residential use meets requirement for Views as a necessity of design. Daylight credit is typically less likely to be obtained in residential buildings.	Moderately difficult to achieve
1		1	1	Credit 8.2 Views for 90% of Spaces		Inherent to project
				Innovation & Design Process (ID)		
				Innovation in Design		
1		1	1	Credit 1.1 100% Below Grade Parking		Inherent to project
1		1	1	Credit 1.2 Green Housekeeping Program		Easy to achieve with minimal additional cost impacts
1		1	1	Credit 1.3 Education Program	Provide signage and marketing materials for, and promote sustainable features of building.	Easy to achieve with minimal additional cost impacts
1		1	1	Credit 1.4 Low-Mercury Lamps	Specify requirements for low-mercury lamps on exterior and interior fluorescent lamps.	Easy to achieve with minimal additional cost impacts
1				Credit 1.5 Flex Car		Possible in retail parking zone or on street
1		1	1	Credit 2 LEED Accredited Professional		The credit associated with this section require both additional documentation fees and architectural / LEED design fees above and beyond a non-certified project, and these additional fees range between \$60,000 to \$90,000.
				Regional Priority Credits		
1				Credit 1 SS Cr 5.1	Protect or Restore Habitat	Not able to provide native/adaptable vegetation for 50% of site area
1		1	1	Credit 2 SS Cr 6.1	Quantity Control	Storm tank

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110	43	53		(Potential for Certification)				Requirements / Recommendations				Status							
1				Credit 3	Undefined							Options: SS C5.1, SS C6.1, WE C2 - Innovative Wastewater Technologies, EA C1 (40%/36%) - Optimize Energy Performance, EA C2 (1%) - On Site Renewable Energy, MR C1.1 (75%)- Building Re-Use							
1				Credit 4	Undefined														
				Certified : 40-49 points				Silver: 50-59 points				Gold : 60-79 points				Platinum : 80+ points			